



CHADDS FORD TOWNSHIP SEWER AUTHORITY  
REGULAR MEETING  
MAY 14, 2019

Board Members: Mark Stookey  
Ted Mennicke  
Robert Lohr  
Dennis Henry  
Amanda Konyk

Also Present: Valerie Hoxter, Sewer Authority Manager  
Mike Sheridan, Solicitor  
Mike DiSantis, DELCORA  
Tom Leisse, Pennoni Associates

#### ANNOUNCEMENTS

Chairman Stookey took attendance and a quorum was established.

#### MINUTES

Upon motion and second (Stookey/Lohr) the minutes from the March 19, 2019 Regular Meeting were approved.

#### DELCORA

Mr. DiSantis presented his written report for the months of March and April 2019. He noted that the Turners Mill plant was experiencing a growth of filamentous bacteria and that chlorine is being used to help combat the bacteria growth. Mr. DiSantis also informed the Board that two broken air lances were replaced at the Ridings plant and that the sludge holding tank was cleaned to remove a buildup of solids that have accumulated.

#### MANAGER

Ms. Hoxter presented her written report and also reviewed private plant reports, recent land development applications and emergencies with the Board. She also informed the Board of a recent DCED grant workshop which she attended in April. Subsequent to that workshop she requested a meeting with DCED to review possible grant funding opportunities for the Act 537 Plan Improvements Project. Mr. Leisse will also attend the meeting.

Ms. Hoxter notified the Board that she has been in contact with a realtor who represents a bank which now owns the property at 182 Ridge Road. The realtor has been informed of the large outstanding balance on the account, as well as the requirement for the property to connect to public sewer prior to being sold.

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## ENGINEER

Mr. Leisse presented his written report and informed the Board that he anticipates receiving PaDEP permit approval on the Act 537 Plan Improvements Project this summer.

Mr. Leisse informed the Board that the 2018 Chapter 94 Reports were completed and submitted as required.

Mr. Leisse updated the Board on the status of the Raptor bar screen unit for the Turners Mill plant.

## SOLICITOR

Mr. Sheridan informed the Board that he and Ms. Hoxter have been working on the Emergency Services Addendum to the Agreement with Delcora and it is nearing completion.

## ASSISTANT TREASURER

Ms. Hoxter presented the Assistant Treasurer's written report and reviewed cash balances.

Upon motion and second (Mennicke/Lohr) the Board approved ACH and check payments for April 2019 in the amount of \$28,895.75.

Upon motion and second (Mennicke/Lohr) the Board approved ACH and check payments for May 2019 in the amount of \$99,296.03.

Ms. Hoxter informed the Board that she adjusted the residential customer invoice template so each invoice will now show a total customer balance in addition to the quarterly invoice amount due. As a result of the change, an additional \$10,024 has been collected on past due accounts so far this year.

Ms. Hoxter updated the Board on total Construction in Progress costs to date for the Act 537 Plan Improvements Project.

Ms. Hoxter and Chairman Stookey reviewed several line item operating costs which are running ahead of budget for the year. Ms. Hoxter also pointed out that PaOne Call expenses are running ahead of budget and commented that she believes changes in the PaOne Call law are contributing to multiple calls for mark-outs on the same project. She is exploring possibilities for reducing this expense and Mr. Leisse added that other municipalities have experienced similar increases in this cost. Ms. Hoxter also informed the Board that she and Mr. Leisse interviewed an intern for GIS and mapping work. When complete, the mapping will assist with PaOne Calls, allowing calls to be processed more efficiently, thereby reducing costs in the future.

## PUBLIC COMMENT

There was no public comment.



## OLD BUSINESS

Mr. Lohr updated the Board on the status of Springhill Farms' connection to the Concord Township sewer system.

Ms. Hoxter reviewed delinquent accounts with the Board.

Ms. Hoxter provided the Board with a file room status update.

## NEW BUSINESS

Mr. Lee Stivale, Esq. appeared for Concord Subaru, 452 Wilmington Pike, Concordville, PA, to request the Board consider allowing the sale or assignment of capacity to a third party. Mr. Stivale provided the Board with background on how the property owner came to own the capacity, why the property is not connected to public sewer service, and why they wish to sell or assign the capacity. Chairman Stookey asked if they would consider connecting to the Ridings system as outlined in the Assignment Agreement dated July 29, 2003. Mr. Stivale indicated the property owner would connect to the Ridings system, given the opportunity, as they are currently pumping and hauling. Mr. Stookey further questioned why the owner's position went from connecting to the Ridings Plant to connecting to the Concord Township system. Mr. Stivale informed the Board that the property owner was told by Concord Township Sewer Authority that they are required to connect to the Concord Township sewer system. Mr. Lustgarten (the property owner) informed the Board that Concord Township notified him they want to put a pump station on the property to facilitate sending flow from the commercial Pettinaro project (Wilmington Pike and Ridge Road) to Concord Township. Therefore, Concord informed him his property would connect to the Concord system and recommended he sell the Chadds Ford capacity that he owns. Mr. Stookey indicated it has not been the Board's practice to entertain the sale or transfer of capacity, and further commented the Board will take the matter under advisement.

Mr. Sheridan reviewed proposed amendments to the Authority's By-laws with the Board; including an indemnification provision for Board members and the actions they take in the scope of their duties, remote participation in meetings (via telephone or video conference) if a Board member is physically unable to attend, confirmation of bi-monthly Board meetings (as opposed to monthly meetings), and requirement of a Treasurer's bond. The By-law amendments will be on the July 2019 meeting agenda for consideration by the Board.

Upon motion and second (Lohr/Henry) the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Valerie Hoxter  
Authority Manager